

4.10 POPULATION AND HOUSING

This EIR section analyzes the potential for adverse impacts on population and housing resulting from implementation of the Beach Boulevard and Edinger Avenue Corridors Specific Plan (Specific Plan). The EIR analysis is limited to those socioeconomic issues that could result in a direct change of or upon the physical environment (CEQA Guidelines Section 15131).

Data used to prepare this section were taken from the United States Bureau of the Census (U.S. Census) (American Community Survey), the California Department of Finance (DOF), the Southern California Association of Governments (SCAG), and the City of Huntington Beach 2008–2014 Housing Element of the General Plan (Housing Element). Full bibliographic entries for all reference materials are provided in Section 4.10.5 (References) of this section.

All comments received in response to the IS/NOP circulated for the proposed project were taken into consideration during preparation of this EIR, and if relevant, have been addressed in the appropriate section within this document.

4.10.1 Environmental Setting

■ Southern California Association of Governments

Population, housing, and employment data are available on a city, county, regional, and state level. This EIR uses data collected and provided at the City and county level in an effort to focus the analysis specifically on the City of Huntington Beach. The population and household forecasts provided in Table 4.10-1 (SCAG Population and Households Forecast) for the City of Huntington Beach, and Orange County (OCCOG Subregion) were prepared by SCAG in 2008.

Table 4.10-1 SCAG Population and Households Forecast							
	2005	2010	2015	2020	2025	2030	2035
Huntington Beach							
Population	200,349	212,957	217,822	220,892	222,569	224,788	225,815
Households	75,601	77,237	77,720	77,968	78,315	78,839	79,241
Orange County (OCCOG Region)							
Population	3,059,952	3,314,948	3,451,755	3,533,935	3,586,283	3,629,539	3,653,990
Households	980,964	1,039,201	1,071,810	1,088,375	1,102,370	1,110,659	1,118,490
SOURCE: SCAG 2008, Growth Forecast							

■ Population

According to the DOF, in 2008 the City of Huntington Beach had an estimated population of approximately 201,993 (California DOF 2008a). The population data provided by the DOF are

computed and updated annually and therefore, are considered more reflective of current conditions than the population projections contained in the 2004 SCAG Regional Transportation Plan (RTP) Update, which are presented in Table 4.10-1. For this reason, DOF data will be used in this analysis to provide existing conditions, where they are available. However, SCAG data are also presented for comparison purposes, and are relied upon for future population projections.

The 2008 DOF estimated population of 201,993 represents a 0.3 percent increase over the 2007 population of approximately 201,315. Table 4.10-2 (Population Growth: City of Huntington Beach [2000–2008]) shows the population growth in the City since 2000, using data derived from the DOF reflecting U.S. Census sources and population estimates. As identified, the City's average annual growth has steadily declined since 2000, with annual growth in 2008 representing only a fraction of what it was in 2000.

Table 4.10-2 Population Growth: City of Huntington Beach (2000–2008)		
<i>Year</i>	<i>Population</i>	<i>Average Annual Growth (persons/year)</i>
2000	189,627	—
2001	192,412	2,785
2002	194,781	2,369
2003	197,087	2,306
2004	198,831	1,744
2005	199,896	1,065
2006	200,608	712
2007	201,315	707
2008	201,993	678

SOURCE: State of California, Department of Finance, E-4 Population Estimates for Cities, Counties and the State, 2001-2008, with 2000 Benchmark. Sacramento, California, May 2008.

The City's 2008 DOF estimated population of 201,993 represents approximately 6.47 percent of Orange County's total population (3,121,251) (California DOF 2008a). Huntington Beach is Orange County's fourth most populated city, following Santa Ana, Anaheim, and Irvine, respectively.

■ Households

A household is defined by the DOF and the U.S. Census as a group of people who occupy a housing unit. The number of households in a given area differs from the number of dwelling units because the number of dwelling units includes both occupied and vacant units. The variance between households and dwelling units also reflects population segments living in group quarters such as board and care facilities, and those who are homeless.

Household Size

Small households (one to two persons per household [pph]) traditionally reside in units with zero to two bedrooms, and family households (three to four pph) normally reside in units with three to four

bedrooms. Large households (five or more pph) ordinarily reside in units with four or more bedrooms. In reality, the relationship between household size and the size of a dwelling unit may also be influenced by cultural and individual preference or by economic considerations, including a substantial variance between the cost of housing and household income.

Table 4.10-3 (Households in Huntington Beach and Orange County [2000–2008]) compares the number of households in the City of Huntington Beach and Orange County for 2000 and 2008. The average household size in the City of Huntington Beach increased from 2.57 pph in 2000 to 2.66 pph in 2008.

Table 4.10-3 Households in Huntington Beach and Orange County (2000–2008)		
Area	2000	2008
Total Households		
Huntington Beach	73,674	75,940
Orange County	935,287	995,989
Average Household Size (persons per household)		
Huntington Beach	2.57 ^a	2.66 ^b
Orange County	3.04 ^c	3.13 ^d

SOURCE: State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State, 2001–2008, with 2000 Benchmark. Sacramento, California, May 2008.

Household figures represent occupied housing units.

a. Calculated as a population of 189,627 in 2000 divided by 73,674 households.

b. Calculated as a population of 201,993 in 2008 divided by 75,940 households.

c. Calculated as a population of 2,846,289 in 2000 divided by 935,287 households.

d. Calculated as a population of 3,121,251 in 2008 divided by 995,989 households.

The average household size of 2.66 represents all occupied housing units in the City, including owner- and renter-occupied units. Implementation of the proposed Specific Plan would result in an increase in mixed-use residential units. Mixed-use units tend to bring in higher numbers of renters compared to the existing single-family uses that are predominately owner-occupied throughout the rest of the City. Therefore, for comparison purposes, renter-occupied household data in the City was obtained from the 2005–2007 American Community Survey through the U.S. Census Bureau. Accordingly, the average renter-occupied household size in the City of Huntington Beach was 2.50 pph in 2007 (American Community Survey 2007).

For purposes of analysis, the average household size of 2.66 is used for population projections in this EIR. However, for comparison purposes the renter-occupied household size is also discussed, where relevant.

■ Housing

The total housing stock for 2000 and 2008 is shown in Table 4.10-4 (Total Housing Units: City of Huntington Beach [2000–2008] Defined by Units per Structure). There was an increase of 2,328 units between 2000 and 2008. Of the 78,007 housing units in 2008, approximately 2,067 units (2.65 percent) are vacant.

**Table 4.10-4 Total Housing Units: City of Huntington Beach (2000–2008)
Defined by Units per Structure**

Year	Housing Type			Total Number of Units	Occupied Units	
	Single-Family	Multifamily				Mobile Homes/Other
		2 to 4 units	5+ units			
2000	46,409	9,666	16,463	3,141	75,679	73,674
2008	48,048	9,894	16,924	3,141	78,007	75,940

SOURCE: State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State, 2001-2008, with 2000 Benchmark. Sacramento, California, May 2008.

The 2008 percentage breakdown for housing by type as derived from Table 4.10-4 is as follows:

- 61.6 percent single-family
- 12.7 percent multifamily (2 to 4 units)
- 21.7 percent multifamily (5+ units)
- 4.0 percent mobile homes/other

Vacancy Rates

The vacancy rates and affordability of the housing stock are also key elements in the balance between supply and demand in the City's housing market. High vacancy rates usually indicate low demand and/or high prices in the housing market or significant mismatches between the desired and available types of housing. Conversely, low vacancy rates usually indicate high demand and/or low prices in the housing market. However, vacancy rates are not the sole indicator of market conditions. They must be viewed in the context of all the characteristics of the local and regional market and economy. Vacancy rates, which indicate a "market balance" (i.e., a reasonable level of vacancy to avoid local housing shortages, and appropriate price competition and consumer choice), generally range from one percent to three percent for single-family units and from three percent to five percent for multifamily units. The City's overall vacancy rate remained the same in 2000 and 2008, at 2.65 percent compared to the County's overall vacancy rate of 3.33 percent in 2000, which increased to 3.53 percent in 2008 (California DOF 2008c).

Growth Trends

A city's housing market is driven by supply and demand and can be influenced by population growth, income, housing cost, and housing locations. However, age distribution is a key market characteristic because housing demand within the market is influenced by the housing preference of certain age groups. For example, due to limited income, the majority of the young adult population (20 to 34 years old) tends to occupy apartments, low- to moderate-cost condominiums, and smaller single-family units. In addition, due to higher incomes and larger household sizes, the 35- to 65-year-old group provides the market for moderate to high-cost apartments and condominiums and larger single-family units. Housing demand for the elderly population (65 years of age and up) is similar to young adults, but can also include group quarters as housing options. The most recent available data providing the age distribution of Huntington Beach residents comes from the 2005-2007 American Community Survey through the U.S. Census Bureau. Table 4.10-5 (City of Huntington Beach Age Distribution) provides the most current age distribution information available for the City of Huntington Beach.

Table 4.10-5 City of Huntington Beach Age Distribution

<i>Age Group/Year</i>	<i>Population</i>	<i>% of Total</i>
Preschool (0 to 4)	11,374	5.97%
School (5 to 19)	33,613	17.65%
Young Adults (20 to 24)	11,351	5.96%
Prime Working (25 to 54)	88,462	46.44%
Retirement (55 to 64)	22,164	11.64%
Seniors (65+)	23,523	12.35%
Total	190,487	100%

SOURCE: U.S. Census Bureau, American Community Survey, 2005-2007

The most recent available data providing the age distribution of Huntington Beach residents come from the 2005-2007 American Community Survey through the U.S. Census Bureau, and is not consistent with 2008 DOF population estimates presented throughout the rest of this section.

■ Housing Needs Assessment

California's Housing Element Law requires that each city and county, when preparing its state-mandated Housing Element of a General Plan, must develop local housing programs designed to meet its "fair share" of existing and future housing needs for all income groups, as determined by the jurisdiction's Council of Governments. This "fair share" allocation concept seeks to ensure that each jurisdiction accepts responsibility for the housing needs of not only its resident population, but also for those households who might reasonably be expected to reside within the jurisdiction, particularly lower-income households, in order to provide a variety and choice of housing accommodations appropriate to their needs.

In the six-county Southern California region, the agency responsible for assigning these fair share targets to each jurisdiction is SCAG. As part of the Regional Housing Needs Assessment (RHNA), SCAG determines the five-year housing growth needs for municipalities within its jurisdiction, which includes the City of Huntington Beach. In Orange County, the Orange County Council of Governments (OCCOG) was delegated responsibility for developing the RHNA in coordination with the cities and the County. The RHNA provides recommendations and guidelines to identify housing needs within cities. The RHNA does not necessarily encourage or promote growth, but rather allows communities to anticipate growth, so that collectively the region and subregion can grow in ways that enhance quality of life, improve access to jobs, promotes transportation mobility, and addresses social equity, fair share housing needs.

The RHNA adopted by OCCOG and SCAG for the planning period of 2006-2014, has identified a future housing need for Huntington Beach of 2,092 units. Table 4.10-6 (RHNA Needs by Income Category for Huntington Beach) shows the 2006 RHNA allocation for the City of Huntington Beach. Total "construction need" for all income categories is comprised of three components: (1) the number of housing units needed to accommodate future household growth; (2) an additional allowance for vacant units to ensure a healthy housing market; and (3) a further additional allowance to account for units that will be demolished, converted to non-housing uses, or otherwise removed from the housing stock. The

calculation of each component is based on a combination of the method used to calculate statewide housing need and past SCAG practice in preparing the RHNA.

The construction need totals cover the period of 2006 to 2014, although, consistent with State requirements, the City's Housing Element planning period is from 2008 to 2014. Thus, the RHNA construction need numbers that are used as a planning target in the City's Housing Element Update may be reduced by new units produced since January 1, 2006. According to the City's 2008–2014 Housing Element, Huntington Beach issued a total of 174 building permits between January 1, 2006, and October 31, 2007, including three low income and nine moderate-income deed-restricted units. Thus, for the planning period covered in the Housing Element, the City was left with a remaining RHNA of 1,918 units out of the original projected 2,092 units.

Table 4.10-6 RHNA Needs by Income Category for Huntington Beach	
<i>Income Category</i>	<i>RHNA-Identified Need</i>
Very Low	454
Low	369
Moderate	414
Upper	855
Total	2,092
SOURCE: SCAG 2007, RHNA	

Potential Future Housing Development

As discussed throughout the City's 2008-2014 Housing Element of the General Plan, the City plans to fulfill its share of regional housing needs using a combination of the following methods:

- Vacant sites currently zoned for residential development
- Residential projects with development entitlements
- Development on surplus school sites
- Existing assisted units that would be preserved at affordable housing costs with the City's committed assistance

In aggregate, the City's residential sites capacity from the above sources provides for 1,205 additional units, including 116 lower, 92 moderate, and 997 above-moderate income units. Table 4.10-7 (Comparison of Regional Growth Need and Residential Sites by Income Group) compares Huntington Beach's remaining RHNA of 1,918 units with the City's residential sites inventory, which provides for a total of 1,205 units. As discussed in the City's Housing Element, this unit potential is derived from the following:

- 249 units on vacant residential sites, including 72 units with densities suitable to support moderate income housing and 179 units suitable for above-moderate income

- 736 units in projects with entitlements—The Villas, Pacific City, Blue Canvas—including 22 units restricted to moderate income households and three units restricted to low income households
- 107 units on surplus school sites suitable for above-moderate income ownership
- 113 very low income units through committed assistance for preservation of at-risk housing

Table 4.10-7 Comparison of Regional Growth Need and Residential Sites by Income Group						
<i>Income Group</i>	<i>Total RHNA</i>	<i>Units Issued Building Permits (1/2006 – 10/2007)</i>	<i>Remaining RHNA</i>	<i>Minimum Density Guidelines</i>	<i>Site Inventory Capacity*</i>	<i>RHNA Shortfall under Current Zoning</i>
Very Low	454	0	454	≥30 units/acre	116	704
Low	369	3	366			
Moderate	414	11	403	≥12 units/acre	92	311
Above Moderate	855	160	695	<12 units/acre	997	n/a
Total	2,092	174	1,918	--	1,205	1,015

SOURCE: City of Huntington Beach, 2008-2014 Housing Element, Table IV-5.

* Includes vacant land; projects with entitlements; development proposed on two surplus school sites; and committed assistance.

Because existing residential development potential represents a shortfall in sites necessary to fulfill Huntington Beach's lower and moderate income housing needs, the City committed to a rezoning program as part of the proposed Specific Plan, as well as an amendment to the Pacifica Specific Plan (Huntington Beach 2008, Section IV [Housing Resources]). The proposed project represents a significant capacity for high density, multi-family residential and mixed-use development, which would help address the City's housing needs.

Affordable Housing

A key issue facing the City is the affordability of housing to its citizens. The median sales price for homes in Huntington Beach for December 2008 to February 2009 was \$553,750. This represents an increase of 0.3%, or \$1,750, compared to the prior quarter and a decrease of 10.3 percent compared to the prior year. Sales prices have appreciated 11.9 percent over the last 5 years in Huntington Beach (Trulia Real Estate Search 2009). For comparison, the median price for single-family, re-sale homes in Orange County fell 1.6 percent to \$418,250 from December. Year-over-year, the median price in the County was off 28.3 percent (Orange County Report n.d.). Average monthly rent in the City is approximately \$1,472 (Huntington Beach 2008, Section II [Housing Needs Assessment]).

The median housing unit value in Orange County is one of the highest in the state of California. By targeting programs and monetary assistance towards households with the greatest need, the City can achieve the goal of ensuring the availability of adequate housing for all social and economic segments of Huntington Beach's present and future population. The City has access to a variety of local, State, federal, and private resources that can be used to support or fund affordable housing activities. The three

most significant funding sources used in Huntington Beach are (1) Community Development Block Grants (CDBG); (2) the HOME Investment Partnership Program (HOME); and (3) Redevelopment Set Asides. As for the CDBG funds, the City receives an annual CDBG entitlement of approximately \$1.8 million from the federal Department of Housing and Urban Development (HUD) for a variety of community development and housing activities primarily benefiting lower income households. The HOME Program is a federal program intended to expand and preserve the affordable housing supply for very low- and low-income households. Under this program, the City receives an annual entitlement of approximately \$600,000 from HUD, which can be used towards housing rehabilitation, acquisition, new construction, rental assistance, and assistance for first-time homebuyers.

For qualified lower-income residents, there are a limited number of affordable housing programs in the City of Huntington Beach. Each program has different application process and eligibility criteria as described below. The Orange County Housing Authority administers the federal Section 8 housing assistance program in Huntington Beach. Participating Section 8 households receive a direct rent subsidy from the Housing Authority. In addition, there is currently one apartment project (Huntington Villa Yorba Apartments) in Huntington Beach that is subsidized directly by HUD to provide affordable housing for lower income households. There are also five apartment buildings in Huntington Beach that have agreements with the City to provide housing for lower-income households. Each has its own application and may have a waiting list. The City of Huntington Beach and the Huntington Beach Redevelopment Agency have partnerships with many local property owners to provide additional affordable rental housing for lower-income households. Each property is owned and managed by the owner, not by the City (Huntington Beach n.d.).

4.10.2 Regulatory Framework

■ Federal and State

There are no federal or state regulations related to population and housing that apply to the proposed project.

■ Regional

Southern California Association of Governments

SCAG determines regional housing needs and the share of the regional needs to be addressed by Orange County and its constituent cities. SCAG is a Joint Powers Agency and is the designated Council of Governments (COG), Regional Transportation Planning Agency (RTPA), and Metropolitan Planning Organization (MPO) for the six-county region of Orange, Los Angeles, Ventura, San Bernardino, Riverside, and Imperial counties. SCAG's Regional Comprehensive Plan and Guide (RCPG) and RHNA are tools for coordinating regional planning and housing development strategies in southern California.

Regional Housing Needs Assessment

State Housing Law mandates that local governments, through COGs, identify existing and future housing needs in a RHNA. The RHNA provides recommendations and guidelines to identify housing needs within cities. It does not impose requirements as to housing development in cities. In Orange County, the OCCOG was delegated by SCAG with the responsibility for developing the RHNA in coordination with other cities and unincorporated areas in the County. All thirty-four cities in Orange County are currently members of the OCCOG.

■ Local

General Plan Housing Element

The 2008-2014 Housing Element provides an examination of the City's housing problems and needs, the opportunities and constraints related to addressing these needs, and formulates policies to address these needs. The Housing Element further addresses housing construction needs to accommodate the City's share of regional growth for the period 2006–2014, including the improvement and provision of affordable housing. Goals and policies listed in the Housing Element of the General Plan, which are potentially relevant to the proposed project, are presented below.

Goal 2	Provide adequate housing sites to accommodate regional housing needs.
Policy 2.2	Facilitate the development of mixed-use projects in appropriate commercial areas, including stand-alone residential development (horizontal mixed-use) and housing above ground floor commercial uses (vertical mixed-use). Establish mixed use zoning regulations.
Goal 3	Assist in development of affordable housing.
Policy 3.1	Encourage the production of housing that meets all economic segments of the community, including lower, moderate, and upper income households, to maintain a balanced community.
Goal 5	Provide equal housing opportunity.
Policy 5.2	Continue to financially support the provision of fair housing services and tenant/landlord mediation to City residents.

The goals and policies contained in the Housing Element address the City's identified housing needs, and are implemented through a series of housing programs. The housing programs define the specific actions the City will undertake to achieve the stated goals and policies. While consistency analyses are only provided for the City's overall goals and policies, there are two objectives identified as part of the housing programs that are particularly relevant to the proposed project, and are shown below.

9. Objective	Adopt the Beach-Edinger Corridor Specific Plan in 2008, providing expanded capacity for high-density residential and mixed-use development by right. Establish form-based standards which facilitate development. Encourage the provision of
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housing affordable to lower income households by requiring inclusionary units to be provided on-site or within the boundaries of the Specific Plan, and providing additional incentives for increased percentages of affordable units. The City will monitor development in the Specific Plan to ensure that affordable housing opportunities are being provided within the Specific Plan area. To ensure the effectiveness of the Specific Plan strategy to accommodate the regional housing need for lower income households, an effective public engagement process will be established.

- 9a Objective** Redesignate sites to accommodate at least 704 units at 30+ units/acre, and 311 units at 12+ units/acre. Complete rezoning by June 2009.

Consistency Analysis

The proposed Specific Plan is intended to implement a clear and comprehensive vision for growth and change along Beach Boulevard and Edinger Avenue. In particular, the proposed project is designed to coordinate private and public investment activities in the plan area that will enhance the visual quality and economic vitality of primary commercial corridors in the City. The proposed Specific Plan establishes the primary means of regulating land use and development within the project site. In general, implementation of the proposed project would allow mixed-uses throughout the site within five distinct segments, with each intended to redevelop in a manner cohesive with existing surrounding land uses. The proposed Specific Plan includes specifications to guide land use and development intensity, site layout, building design, site landscaping, and signage and specifically supports the concept of mixed-use development.

The proposed project would permit a maximum development of up to 6,400 residential units, in addition to commercial, retail, and office uses. As discussed below, the City's Zoning Code requires that new development provide a minimum of 10 percent, or 640 units, of the total development as affordable housing, either on- or off-site. Some affordable units could be integrated with the market rate units on site while others could be directly subsidized off site. With the required affordable housing component of all future development under the Specific Plan, the project would allow for the development of housing, and contribute to the City meeting its RHNA allocation. Consequently, the proposed project would not conflict with any of the applicable General Plan policies.

City of Huntington Beach Zoning Code

Affordable Housing

The City's Affordable Housing regulations (Title 23, Chapter 230, Section 230.26) implement the goals and policies of the City's Housing Element. They are intended to encourage low- and moderate-income housing that is integrated, compatible with and complements adjacent uses, and is located in close proximity to public and commercial uses. These regulations are used by the City to meet its commitment to provide housing that is affordable to all economic sectors, and to meet its regional fair-share requirements for construction of affordable housing.

New residential projects containing three or more units are required to provide a minimum of 10 percent of total units as affordable housing, either on or off site. Projects with up to 30 units may pay an in-lieu

fee. Rental units included in a project shall be made available to low-income households, or moderate-income if included within the project, and for-sale units included in a project shall be made available to moderate-income level households. The eligibility of households for the affordable units is based on the Health and Safety Code Section 50093, or a successor statute.

4.10.3 Project Impacts and Mitigation

■ Analytic Method

This analysis considers population and household growth that would occur with implementation of the proposed project and whether it can be considered substantial with respect to remaining growth potential in the City as articulated in the General Plan Housing Element and in comparison to regional growth projections. Specifically, the following analysis considers the potential impacts of residential buildout in the Specific Plan area consisting of a maximum of 6,400 new dwelling units, which would result in an increase in the City's total population.

Population and housing impacts were analyzed by comparing the proposed project with growth projections for the City from SCAG, as well as the City's General Plan Housing Element. It is anticipated that full build-out of the Specific Plan would occur in 2030; therefore, SCAG 2030 population projections are used for this comparison. For purposes of this analysis, a "substantial increase" is considered one in which identified growth projections are exceeded.

■ Thresholds of Significance

The following thresholds of significance are based on Appendix G to the 2009 CEQA Guidelines. For purposes of this EIR, implementation of the proposed project may have a significant adverse impact if it would do any of the following:

- Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through the extension of roads or other infrastructure)
- Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?
- Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

■ Effects Not Found to Be Significant

There are no Effects Not Found to Be Significant with respect to population and housing. All of the CEQA Thresholds are addressed in the following section.

■ Impacts and Mitigation Measures

Thresholds	<p>Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? And,</p> <p>Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?</p>
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Impact 4.10-1 **Implementation of the proposed project would not displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere. This impact is considered *less than significant*.**

The project site is primarily developed with commercial uses (including a variety of retail and office uses), as well as residential uses south of Adams Avenue along portions of Beach Boulevard. Implementation of the proposed Specific Plan would result in changes to land use and development intensity and standards related to site layout, building design, and landscaping. In all cases, existing uses within the project site would be allowed to remain. The development standards and regulations that are contained in the Specific Plan would only apply to new developments that are proposed within the project site. In addition, the Specific Plan calls for the preservation of existing residences, and would permit an increase in mixed-use development throughout the site, which could result in a maximum of 6,400 new dwelling units. Consequently, the project would not displace existing housing or people, and would not require the construction of replacement of housing elsewhere. This impact is *less than significant*.

Threshold	<p>Would the project induce substantial population growth in the area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through the extension of roads or other infrastructure)?</p>
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Impact 4.10-2 **Implementation of the proposed project would accommodate projected future housing, but would not induce substantial population growth beyond that already forecasted in the General Plan or by SCAG. This impact is considered *less than significant*.**

As proposed, implementation of the Specific Plan would enact land use changes to allow for up to 6,400 new dwelling units within the project site. Although the proposed Specific Plan would also result in an increase in commercial and office uses compared to existing conditions, the overall growth in these land use sectors would be less than what is currently allowed under the General Plan. Consequently, because the Specific Plan is analyzed on a programmatic level in this EIR, this discussion focuses on the direct population and housing growth that would occur as a result of the proposed residential uses because that represents the primary change that would occur as a result of the project.

The proposed Specific Plan would ultimately allow mixed-use and stand-alone residential development in an area of the City that was not previously designated to permit such uses. Given that the City is nearly fully developed, it is increasingly important for the City to actively manage the remaining vacant land to accommodate sustainable future growth. Very few remaining vacant residential sites in the City can

achieve the maximum densities allowed by their land use designation due to a variety of site-specific constraints such as lot size, zoning designation, and accompanying development standards. Through implementation of the proposed project, it is the City's intent to meet future housing needs by redistributing the overall residential growth that was originally identified in the General Plan to other areas of the City.

Housing Growth

As shown in Table 4.10-8 (Anticipated Housing Growth in Huntington Beach Compared to Specific Plan Buildout), and as discussed in Chapter 3 (Project Description), the City's increase in residential growth since 1990 is well below the 18,500 units that were identified as the buildout limit. Specifically, between 1990 and 2008, 3,828 net new units were constructed in the City. While the actual number of units constructed is actually higher during this time frame (closer to approximately 5,000 units), this net increase accounts for demolitions and conversions. In effect, only 21 percent of the allowable housing growth (per the General Plan) has occurred in the City over 18 years. Additionally, past residential projects have not reached the full size allowed under the General Plan due to land use constraints mentioned above. Consequently, the City has not reached its growth potential within the time frame previously anticipated.

Table 4.10-8 Anticipated Housing Growth in Huntington Beach						
1990 Housing Stock^a	Existing (2008) Housing Stock^b	Permitted General Plan Increase	Net # of DU built since 1990	Remaining allowable growth	Proposed buildout of Specific Plan	Exceedance
74,179	78,007	18,500	3,828	14,672	6,400	No

a. Huntington Beach General Plan EIR. 1995. Table PD-1 Huntington Beach Draft General Plan Buildout.
b. State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State, 2001-2008, with 2000 Benchmark. Sacramento, California, May 2008.

Full buildout of the proposed Specific Plan would capture less than half of the remaining allowable residential growth in the City (or approximately 44 percent). Based on the existing housing stock in the City, and the increase of housing proposed under the Specific Plan, an additional 8,272 dwelling units could be built in the City in areas currently designated for such uses. It should be noted that the City does not intend to re-zone areas in the City that allow for residential uses to account for this reconfiguration. However, the City is almost completely built out and full buildout of the Specific Plan would still fall well below the City's General Plan policy of limiting growth to 18,500 dwelling units.

Full buildout of the City's General Plan would allow for a total of 92,679 dwelling units in the City.²⁹ Assuming full buildout of residential uses in the Specific Plan, the City's housing stock would increase to 84,407 units as a result of the project. While additional residential units could still be developed throughout the City in designated areas, it is highly unlikely that other areas of the City could realistically accommodate the remaining growth potential due to the site-specific constraints identified previously. Consequently, while the City does not anticipate subsequent re-zoning of other areas to reflect the

²⁹ Huntington Beach General Plan EIR. 1995. Table PD-1 Huntington Beach Draft General Plan Buildout.

redistribution intent, the project would not necessarily represent an increase in housing above what was projected in the General Plan buildout scenario.

Although the proposed project's residential component would likely fall within the growth potential of the General Plan, the project would not be in accordance with SCAG projections. More specifically, the City's 2008 dwelling unit count of 78,007 had an associated household count of 75,940 (representing a vacancy rate of 2.65 percent). As a conservative estimate, buildout of the Specific Plan in 2030 assumes full occupancy of the 6,400 dwelling units. Therefore, the City's total households (occupied units) could increase from between 82,340 units to 84,407 units, which represent vacancy rates between 2.45 percent and zero.³⁰ The increase in households would exceed SCAG 2030 household projections of 78,839 by approximately 3,501 to 5,568 households. However, it should be noted that the number of dwelling units in the City in 2008 (78,007) currently exceeds SCAG 2010 projections of 77,237 units. Therefore, the exceedance of SCAG household projections is an existing condition, which the proposed project would exacerbate.

In addition to the housing projections in the General Plan and SCAG, the City also needs to consider the RHNA allocation. As discussed previously, under existing zoning regulations the residential development potential in the City represents a shortfall of approximately 1,015 units necessary to fulfill lower and moderate income housing needs of 1,918 remaining affordable units (refer to Table 4.10-7). All future development within the Specific Plan area would be required to provide adequate affordable housing opportunities. Future onsite development would be required to comply with Title 23, Chapter 230, Section 230.26(B)(1) of the HBZSO and provide a minimum of 10 percent of all new residential construction as affordable housing units or pay an in-lieu fee if applicable. Implementation of the Specific Plan could result in the addition of 640 affordable housing units within the City, which would contribute to the City meeting its RHNA allocation.

Population Growth

Unlike residential growth, the City's General Plan does not set a maximum population growth at buildout. Therefore, the proposed project is compared to SCAG population projections. Using the average household size in the City of Huntington Beach of 2.66 persons per household in 2008 (refer to Table 4.10-3), the Specific Plan could result in approximately 17,024 new residents by 2030.³¹ For comparison purposes, the renter-occupied household size of 2.50 pph would result in approximately 16,000 new residents.³²

Based on SCAG population projection for 2030 (as shown in Table 4.10-1), the City's population is anticipated to increase by approximately 22,795 residents through buildout of the project.³³ The proposed project would account for approximately 75 percent of the anticipated population growth in this timeframe, or 7.6 percent of the City's projected 2030 population, assuming full occupancy of the

³⁰ A vacancy rate of 2.45 percent with 82,340 households was derived from: 2008 households (75,940) + 6,400 units = 82,340 households. And $[(84,407 \text{ dwelling units} - 82,340 \text{ households}) / 84,407 \text{ dwelling units}] \times (100) = 2.45 \text{ percent}$

³¹ Calculated as 6,400 dwelling units multiplied by 2.66 pph = 17,024 persons

³² Calculated as 6,400 dwelling units multiplied by 2.50 pph = 16,000 persons

³³ SCAG 2030 population (224,788) - DOF 2008 population (201,993) = 22,795 persons

6,400 dwelling units. Residential population in the City with implementation of the proposed project would be 219,017 residents at full buildout of the proposed project in 2030. Again, for comparison only, the residential population would be 217,993 at buildout when using the renter-occupied household size. Population as a result of the proposed project would not exceed SCAG 2030 population projections of 224,788 residents.

Summary

The proposed Specific Plan represents a significant capacity for high density, multi-family residential and mixed-use development, which would help address the City's projected housing needs. Overall, implementation of the proposed project is intended to accommodate existing and future growth forecasted for the City by permitting residential uses along both corridors.

As discussed above, buildout of the residential uses would not exceed the City's General Plan policy of limiting growth to 18,500 dwelling units. Through the re-zoning of the project site to allow for residential uses, it is the City's intent to reconfigure the distribution of allowable housing growth in the City. Site-specific land use constraints in residentially zoned areas currently hinder the City's ability to meet projected housing needs. This is evidenced by the minimal housing growth that occurred between 1990 and 2008, wherein only 21 percent of allowable growth occurred, as well as the lack of available sites to fulfill the RHNA allotment. The City does not intend to re-zone other areas that are currently designated to allow for residential uses because doing so would further limit the City's flexibility in providing for future projected housing. While the City does not anticipate subsequent re-zoning of other areas to reflect the redistribution intent, the project would not necessarily represent an increase in housing above what was projected in the General Plan buildout scenario. Moreover, the City's General Plan land use policy would prevent that from occurring.

Additionally, the total future households would exceed SCAG 2030 projections; however, the exceedance of such projections is an existing condition and is not a direct result of the proposed project. The project would not exceed SCAG 2030 population projections, though it would represent approximately 75 percent of the remaining growth that is anticipated through 2030.

On a plan-to-plan comparison, the proposed Specific Plan would allow no more residential growth than that which was originally identified in the General Plan. In addition, the Specific Plan would permit less commercial and office square footage in the project site than is currently allowed. Therefore, given the aforementioned reasons, a *less-than-significant* impact would occur.

4.10.4 Cumulative Impacts

The cumulative context for population and housing growth is the City of Huntington Beach. The proposed project would develop residential and neighborhood-serving commercial uses that would—in combination with other cumulative development in the City—increase population and housing opportunities in Huntington Beach, which would directly and/or indirectly induce growth in the City.

Table 3-2 (Cumulative Projects) identifies the cumulative projects which could result in new dwelling units in the City. The first five projects, however, are located within the Specific Plan boundaries and are counted as part of the proposed project (e.g., they are part of the maximum increase of 6,400 dwelling units). Additionally, 144 units are located in the neighboring City of Westminster. Therefore, these particular projects are not counted within the total cumulative residential development in the City of Huntington Beach. Subtracting these projects, the cumulative residential projects within the City could result in approximately 2,551 units. In conjunction with buildout of the proposed Specific Plan in 2030, cumulative residential projects could result in approximately 8,951 additional housing opportunities.³⁴

The increase of 2,551 additional units above that which was analyzed for the proposed project would reduce the City's remaining allowable housing growth of 8,272 units (with the project) to 5,721 units. In effect, 5,721 dwelling units could still be built in the City in areas currently designated or zoned for such uses. Therefore, cumulative residential development would still fall below the City's General Plan policy of limiting growth to 18,500 dwelling units.

Similar to the proposed project, the increase in cumulative residential development would also exceed SCAG 2030 household projections. However, because the City currently exceeds these SCAG projections, cumulative development would exacerbate this exceedance but would not be the direct cause.

Using the City's existing overall pph of 2.66 for the increase in population, the cumulative residential projects identified in Table 3-2 could result in approximately 6,786 new residents. Added to the estimated population growth of the proposed Specific Plan (17,024 persons), the total cumulative residential development could ultimately result in approximately 23,810 new residents by 2030. Added on to the City's existing 2008 population of 201,993, the total population in 2030 as a result of cumulative development is estimated at approximately 225,803. This would exceed SCAG's 2030 population projections of 224,788 residents by approximately 1,015 persons.

For comparison using the renter-occupied household size for the project, cumulative development could result in approximately 22,786 new residents. Together with the City's 2008 population, the total population in 2030 would be approximately 224,779 residents. Utilizing this figure would put the cumulative development only nine persons under the 2030 SCAG projections. Technically, the cumulative development in this case would not exceed SCAG projections. However, because the data are so close, this would essentially indicate that no additional residential development (other than proposed project plus the cumulative projects in Table 3-2) would occur within the City through 2030—an unlikely scenario.

In summary, the total cumulative development in the City would provide additional housing opportunities to help meet existing and anticipated future housing demand. The cumulative increase would not exceed the General Plan land use policy of limiting growth to 18,500 dwelling units, and would not cause an exceedance of SCAG's 2030 household projections but would exacerbate the existing condition. However, because all cumulative development would ultimately contribute to the exceedance

³⁴ Calculated as: 2,549 du + 6,400 du = 8,949 du

of SCAG 2030 population projections, this is considered a significant cumulative impact. The proposed project would represent approximately 71 percent of the total cumulative increase in population anticipated over this time frame.³⁵ Therefore, the proposed project would have a considerable contribution to the cumulative impact. This cumulative impact is considered *significant and unavoidable*.

4.10.5 References

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³⁵ Calculated as: (17,024 persons/23,810 persons) x 100 = 71 percent

